

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS PLAZA AT WESTRIDGE, LLC is the owner of that tract of land situated in the Andrew S. Young Survey, Abstract Number 1037, City of McKinney, Collin County, Texas, and being Lot 2R1 in Block A of The Heights at Westridge, Planning Area 12, Parcel 1209, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded under Volume 2015, Page 749, Plat Records of Collin County, Texas, (P.R.C.C.T.), and being that same tract of land conveyed by deed to PLAZA AT WESTRIDGE, LLC as recorded under Document Number 20190820001009700, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

- BEGINNING** at an "X" cut in concrete set for the northeast corner of said Lot 2R1, same being the northeast corner of the herein described tract;
- THENCE** with the perimeter and to the corners of said Lot 2R1 the following calls:
1. South 00 degrees 32 minutes 34 seconds East, a distance of 192.24 feet to an "X" cut in concrete found;
 2. South 89 degrees 27 minutes 26 seconds West, a distance of 30.49 feet to a 1/2 inch rebar found;
 3. South 68 degrees 05 minutes 06 seconds West, a distance of 37.15 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called capped rebar set), at the beginning of a curve to the left, having a radius of 370.00 feet, with a delta angle of 06 degrees 48 minutes 50 seconds, whose chord bears North 25 degrees 19 minutes 25 seconds West, a distance of 43.98 feet;
 4. Along said curve to the left, an arc length of 44.00 feet to a 1/2 inch rebar with capped rebar set for corner;
 5. South 60 degrees 11 minutes 55 seconds West, a distance of 120.03 feet to a point from which a 1/2 inch rebar found bears South 71 degrees West, a distance of 0.24 feet, said point being the beginning of a curve to the left, having a radius of 250.00 feet, with a delta angle of 12 degrees 45 minutes 35 seconds, whose chord bears North 34 degrees 35 minutes 44 seconds West, a distance of 55.56 feet;
 6. Along said curve to the left, an arc length of 55.67 feet to an "X" cut in concrete found, said point being the beginning of a curve to the right, having a radius of 220.00 feet, with a delta angle of 40 degrees 18 minutes 39 seconds, whose chord bears North 20 degrees 49 minutes 13 seconds West, a distance of 151.61 feet;
 7. Along said curve to the right, an arc length of 154.78 feet to a 1/2 inch rebar with cap stamped, "ARTHUR SURVEYING COMPANY" found;
 8. North 00 degrees 39 minutes 54 seconds West, a distance of 35.69 feet to a 1/2 inch rebar with cap stamped, "ARTHUR SURVEYING COMPANY" found;
 9. North 89 degrees 20 minutes 06 seconds East, a distance of 271.97 feet to **THE POINT OF BEGINNING** and enclosing 1.142 acres (49,738 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, therefore, known all men by these presents:

THAT PLAZA AT WESTRIDGE, LLC, does hereby adopt this record plat designating by and through its duly authorized representative the herein above described property as **LOT 2R1A, BLOCK A, THE HEIGHTS AT WESTRIDGE, PLANNING AREA 12, PARCEL 1209**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. All or any public utility entity and the City of McKinney shall have the right to remove and keep removed all or part of buildings, fences, shrubs, trees or other improvements or growth, which in any way engager or interfere with the construction, maintenance or efficiency of it's respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat approve subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS my hand this the ____ day of _____ 20__

BY: **PLAZA AT WESTRIDGE, LLC**

 By and through its duly authorized agent, _____ (print name/title)

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BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision on August 16, 2019; that the monuments shown hereon were found and/or placed under my supervision.

Date of Plat/Map: **February 11, 2020**

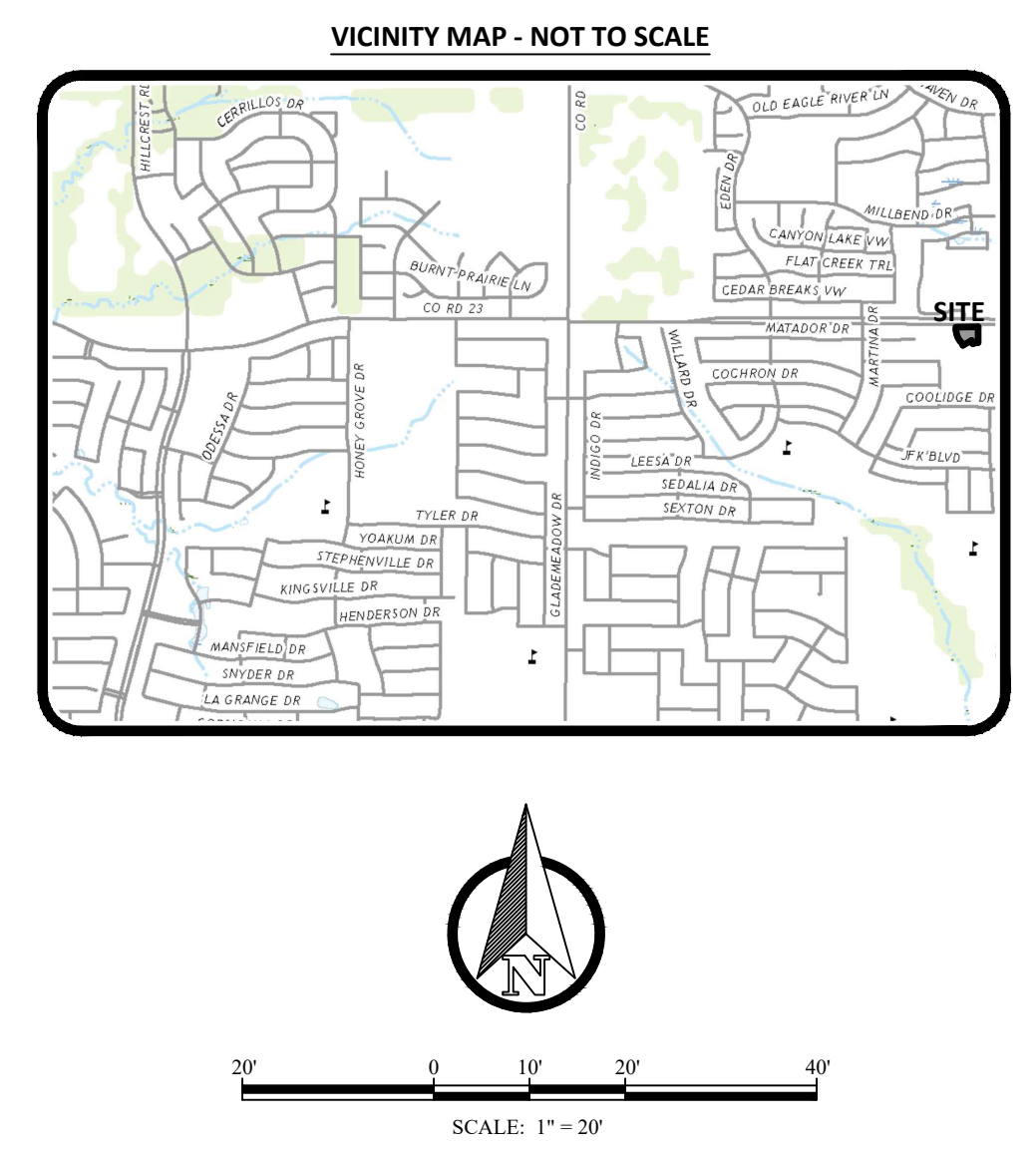
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT February 11, 2020

John H. Barton III, RPLS# 6737

Approved & Accepted

 City Manager
 City of McKinney, Texas

 Date



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	29.15'	30.00'	055°40'00"	S88°20'03"E	28.01'
C2	21.30'	30.00'	040°40'50"	N19°40'31"E	20.86'
C3	84.82'	54.00'	090°00'01"	N44°20'06"E	76.37'
C4	23.85'	54.00'	025°18'09"	S78°00'49"E	23.65'
C5	77.93'	30.00'	148°49'45"	N40°13'23"E	57.79'
C6	47.12'	30.00'	089°59'33"	N45°32'39"W	42.42'
C7	23.71'	54.00'	025°09'38"	N77°57'41"W	23.52'
C8	13.24'	30.00'	025°17'01"	N78°01'23"W	13.13'
C9	47.12'	30.00'	090°00'01"	S44°20'06"W	42.43'
C10	46.39'	54.00'	049°13'31"	S23°56'54"W	44.98'
C11	26.98'	30.00'	051°31'41"	S12°52'41"W	26.08'
C12	15.92'	250.47'	003°38'34"	N39°09'12"W	15.92'
C13	43.09'	220.05'	011°13'10"	N35°21'50"W	43.02'
C14	2.15'	54.00'	002°16'58"	N00°28'37"E	2.15'
C15	8.98'	54.00'	009°31'35"	S85°54'06"E	8.97'

Line Data Table		
Line #	Distance	Bearing
L1	31.72'	N00°39'54"W
L2	69.04'	N89°20'07"E
L3	25.03'	N89°20'06"E
L4	192.24'	S00°32'34"E
L5	12.01'	S89°27'26"W
L6	91.57'	N00°32'34"W
L7	13.47'	S89°27'35"W
L8	63.59'	S89°20'07"W
L9	31.72'	S00°39'54"E
L10	10.00'	N89°20'06"E
L11	33.87'	S00°39'54"E
L12	10.04'	S89°20'06"W

- SURVEYOR'S NOTES:**
1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
 2. This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C02351, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
 3. Monuments are found unless specifically designated as set.
 4. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirement of the governing zoning district.

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

PURPOSE STATEMENT:
 The purpose of this replat is to abandon easements and add new easements.

MINOR REPLAT
LOT 2R1A, BLOCK A
THE HEIGHTS AT WESTRIDGE PLANNING
AREA 12, PARCEL 1209
1.142 ACRES

BEING A REPLAT OF LOT 2R1, BLOCK A
 THE HEIGHTS AT WESTRIDGE PLANNING AREA 12,
 PARCEL 1209 LOTS 2R1, 4R, AND 5R, BLOCK A
 ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-488-4960

SURVEYOR
 BARTON CHAPA SURVEYING, LLC
 JOHN H. BARTON, III RPLS# 6737
 5200 STATE HIGHWAY 121
 COLLEYVILLE, TX 76034
 (817) 864-1957
 JACK@BCSDFW.COM

OWNER
 PLAZA AT WESTRIDGE, LLC
 4724 TOWNE SQUARE DR., STE. 1600
 PLANO, TX 75024

JOB NUMBER: 2019.001.082
DRAWN BY: BCS
CHECKED BY: JHB
REV:

HEIGHTS AT WESTRIDGE
LOT 2R1A
BLOCK A
MCKINNEY
TEXAS

MINOR REPLAT

SHEET: